B 1 (Official Form 1) (1/08)							
United States Ban		Voluntary Petition					
Northern Distri	·						
Name of Debtor (if individual, enter Last, First, Middle Guaranty Financial Group Inc.	Name of Joint Debtor (Spouse) (Last, First, Middle):						
All Other Names used by the Debtor in the last 8 years (include married, maiden, and trade names): Guaranty Financial Services; Stanford Realty Advisors, Inc.; Temple Inland Financial Services			All Other Names used by the Joint Debtor in the last 8 years (include married, maiden, and trade names):				
Last four digits of Soc. Sec. or Indvidual-Taxpayer I.D. (if more than one, state all): 74-2421034	(ITIN) No./Complete EIN		Last four digits of Soc. Sec. or Indvidual-Taxpayer I.D. (ITIN) No./Complete EIN (if more than one, state all):				
Street Address of Debtor (No. and Street, City, and Stat	e):	Street Addres	Street Address of Joint Debtor (No. and Street, City, and State):				
8333 Douglas Avenue, Suite 504							
Dallas, Texas	75005						
County of Residence or of the Principal Place of Busine	ZIP CODE 75225	County of Re	ZIP CODE County of Residence or of the Principal Place of Business:				
Dallas					1		
Mailing Address of Debtor (if different from street addr	ess):	Mailing Addr	ess of Joint Debtor (if different from street ad	dress):		
	ZIP CODE				ZIP CODE		
Location of Principal Assets of Business Debtor (if diffe	erent from street address above)	:		F	VIB CODE		
Type of Debtor	Nature of Busin	ZIP CODE Chapter of Bankruptcy Code Under Which					
(Form of Organization) (Check one box.)	(Check one box.)			Petition is Filed (Check			
☐ Individual (includes Joint Debtors) See Exhibit D on page 2 of this form. ☐ Corporation (includes LLC and LLP) ☐ Partnership ☐ Other (If debtor is not one of the above entities,	Health Care Business Single Asset Real Estat 11 U.S.C. § 101(51B) Railroad Stockbroker Commodity Broker	e as defined in	☐ Chapter 7 ☐ Chapter 9 ☑ Chapter 11 ☐ Chapter 12 ☐ Chapter 13	Chapter 9 Recognition of a Foreign Chapter 11 Main Proceeding Chapter 12 □ Chapter 15 Petition for			
check this box and state type of entity below.)	Clearing Bank						
	✓ Other	Nature of Debts (Check one box.)					
	Tax-Exempt En (Check box, if applie □ Debtor is a tax-exempt under Title 26 of the United Code (the Internal Reverse)	cable.) organization nited States	Debts are primarily consumer debts, defined in 11 U.S.C. business debts. § 101(8) as "incurred by an individual primarily for a personal, family, or household purpose."				
Filing Fee (Check one box.) Chapter 11 Debtors							
✓ Full Filing Fee attached.		Check one be		ebtor as defined in 11 U.S	S.C. § 101(51D).		
Filing Fee to be paid in installments (applicable to signed application for the court's consideration ce		☑ Debtor	☐ Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D).				
unable to pay fee except in installments. Rule 100 Filing Fee waiver requested (applicable to chapter	Check if: Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,190,000.						
attach signed application for the court's considera	Check all applicable boxes: A plan is being filed with this petition. Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).						
Statistical/Administrative Information		•		0 (7	THIS SPACE IS FOR		
Debtor estimates that funds will be available for distribution to unsecured creditors. Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.							
Estimated Number of Creditors □ □ ✓ 1-49 50-99 100-199 200-999	1,000- 5,001-		5,001- 50,00 0,000 100,0				
\$0 to \$50,001 to \$100,001 to \$500,001 \$50,000 \$100,000 \$500,000 to \$1	to \$10 to \$50 t	550,000,001 \$ 0 \$100 to	100,000,001 \$500	0,000,001 More than 1 billion \$1 billion			
Estimated Liabilities ** SEE ATTACHED EXPLANATION ON PAGE 4 **							
\$50,000 \$100,000 \$500,000 to \$1	\$1,000,001 \$10,000,001 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10	o \$100 to	100,000,001 \$500	0,000,001 More than 1 billion \$1 billion			

B 1 (Official Form 1) (1/08) Page 2 Name of Debtor(s):
Guaranty Financial Group Inc. **Voluntary Petition** (This page must be completed and filed in every case.) All Prior Bankruptcy Cases Filed Within Last 8 Years (If more than two, attach additional sheet.) Location Case Number: Date Filed: Where Filed: Date Filed: Location Case Number: Where Filed: Pending Bankruptcy Case Filed by any Spouse, Partner, or Affiliate of this Debtor (If more than one, attach additional sheet.) Name of Debtor: Date Filed: Case Number: See attached Annex A District: Relationship: Judge: Northern District of Texas Exhibit A Exhibit B (To be completed if debtor is an individual (To be completed if debtor is required to file periodic reports (e.g., forms 10K and whose debts are primarily consumer debts.) 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) I, the attorney for the petitioner named in the foregoing petition, declare that I of the Securities Exchange Act of 1934 and is requesting relief under chapter 11.) have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter. I further certify that I have delivered to the debtor the notice required by 11 U.S.C. § 342(b). Exhibit A is attached and made a part of this petition. Signature of Attorney for Debtor(s) (Date) Exhibit C Does the debtor own or have possession of any property that poses or is alleged to pose a threat of imminent and identifiable harm to public health or safety? Yes, and Exhibit C is attached and made a part of this petition. Exhibit D (To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.) Exhibit D completed and signed by the debtor is attached and made a part of this petition. If this is a joint petition: Exhibit D also completed and signed by the joint debtor is attached and made a part of this petition. Information Regarding the Debtor - Venue (Check any applicable box.) \mathbf{Z} Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District. There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District. П Debtor is a debtor in a foreign proceeding and has its principal place of business or principal assets in the United States in this District, or has no principal place of business or assets in the United States but is a defendant in an action or proceeding [in a federal or state court] in this District, or the interests of the parties will be served in regard to the relief sought in this District. Certification by a Debtor Who Resides as a Tenant of Residential Property (Check all applicable boxes.) Landlord has a judgment against the debtor for possession of debtor's residence. (If box checked, complete the following.) (Name of landlord that obtained judgment) (Address of landlord) Debtor claims that under applicable nonbankruptcy law, there are circumstances under which the debtor would be permitted to cure the entire monetary default that gave rise to the judgment for possession, after the judgment for possession was entered, and Debtor has included with this petition the deposit with the court of any rent that would become due during the 30-day period after the filing of the petition.

Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(1)).

B 1 (Official Form) 1 (1/08)	Page 3				
Voluntary Petition	Name of Debtor(s):				
(This page must be completed and filed in every case.)	Guaranty Financial Group Inc.				
	atures				
Signature(s) of Debtor(s) (Individual/Joint)	Signature of a Foreign Representative				
I declare under penalty of perjury that the information provided in this petition is true and correct. [If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7] I am aware that I may proceed under chapter 7, 11, 12 or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7. [If no attorney represents me and no bankruptcy petition preparer signs the petition] I have obtained and read the notice required by 11 U.S.C. § 342(b). I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.	I declare under penalty of perjury that the information provided in this petition is true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition. (Check only one box.) I request relief in accordance with chapter 15 of title 11, United States Code. Certified copies of the documents required by 11 U.S.C. § 1515 are attached. Pursuant to 11 U.S.C. § 1511, I request relief in accordance with the chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.				
X	X				
Signature of Debtor	(Signature of Foreign Representative)				
Signature of Deotor	(Signature of Poleigh Representative)				
X Signature of Joint Debtor Telephone Number (if not represented by attorney)	(Printed Name of Foreign Representative)				
D-t-	Date				
Date Signature of Attorney*	Signature of Non-Attorney Bankruptcy Petition Preparer				
X /s/ Ian T. Peck Signature of Attorney for Debtor(s) Ian T. Peck Printed Name of Attorney for Debtor(s) Haynes and Boone, LLP Firm Name 2323 Victory Avenue, Suite 700 Address Dallas, Texas 75219 214.651.5000 Telephone Number 08/27/2009 Date *In a case in which § 707(b)(4)(D) applies, this signature also constitutes a certification that the attorney has no knowledge after an inquiry that the information in the schedules is incorrect.	I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; (2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h), and 342(b); and, (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required in that section. Official Form 19 is attached. Printed Name and title, if any, of Bankruptcy Petition Preparer Social-Security number (If the bankruptcy petition preparer is not an individual, state the Social-Security number of the officer, principal, responsible person or partner of the bankruptcy petition preparer.) (Required by 11 U.S.C. § 110.) Address				
Signature of Debtor (Corporation/Partnership)					
I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor.	X				
The debtor requests the relief in accordance with the chapter of title 11, United States					
Code, specified in this petition.	Signature of bankruptcy petition preparer or officer, principal, responsible person, or partner whose Social-Security number is provided above.				
x /s/ Scott Almy Signature of Authorized Individual Scott Almy Printed Name of Authorized Individual Sr. Exec. V.P., General Counsel & Secretary Title of Authorized Individual 08/27/2009	Names and Social-Security numbers of all other individuals who prepared or assisted in preparing this document unless the bankruptcy petition preparer is not an individual. If more than one person prepared this document, attach additional sheets conforming				
Date	to the appropriate official form for each person.				
	A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both. 11 U.S.C. § 110; 18 U.S.C. § 156.				

	Page 4
Voluntary Petition	Guaranty Financial Group Inc.

EXPLANATION OF ESTIMATED ASSETS AND LIABILITIES

Neither the estimated asset figure nor the estimate liability figure contained herein includes the value of the Debtor's equity interests in its subsidiaries. Due to recent events, including the proforma write-down of the estimated value of such equity interests in connection with the Debtor's July 17, 2009 Thrift Financial Report, the appointment of the FDIC as receiver of Guaranty Bank, and the sale of Guaranty Bank's assets, the calculation of the market value (if any) of such equity interests at this time is impractical.

Annex A

Bankruptcy Cases Concurrently Filed By Any Affiliate of the Debtor

Contemporaneously herewith, the Debtor and each of the affiliated entities listed below filed in this Court a voluntary petition for relief under chapter 11 of title 11 of the United States Code:

Guaranty Financial Group Inc.	
Guaranty Group Ventures Inc.	
Guaranty Holdings Inc. I	
Guaranty Group Capital Inc.	

IN THE UNITED STATES BANKRUPTCY COURT FOR THE NORTHERN DISTRICT OF TEXAS **DALLAS DIVISION**

IN RE: GUARANTY FINANCIAL GROUP INC.				§ e	Chapter 11			
				§ § § §	CASE	E NO		
DEB	TOR.				§			
		EXI	HIBIT "A	" TO VOI	LUNTARY	PETI	TION ¹	
1.	If any of debto file number is		are register	ed under Sec	ction 12 of the	he Secu	rities Exchange A	ct of 1934, the SEC
2.	The following financial data is the latest available information and refers to the debtor's condition on June 30, 2009.							
	a. Total as:	sets					\$ <u>24,29</u>	$95,000.00^2$
	b. Total debts (including debts listed in 2.c.c. Debt securities held by more than 500 ho			d in 2.c., bel	ow)	113,428.00		
				500 holder	s:			Approximate number of holders
	secured	unsecured	■ su	bordinated	•	\$	305,000,000	unknown ³
	secured	unsecured	□ su	bordinated		\$		
	secured	unsecured	□ su	bordinated		\$		
	secured	unsecured	□ su	bordinated		\$		
	secured	unsecured	□ su	bordinated		\$		
	d. Number	of shares of p	referred sto	ock				
	e. Number of shares of common stock						108,937,501	
	Comme	nts, if any						

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¹ Figures contained herein are as of June 30, 2009.

² The asset and debt figures contained herein do not include the value of the Debtor's equity interests in its subsidiaries. Due to recent events, including the proforma write-down of the estimated value of such equity interests in connection with the Debtor's July 17, 2009 Thrift Financial Report, the appointment of the FDIC as receiver of Guaranty Bank, and the sale of Guaranty Bank's assets, the calculation of the market value (if any) of such equity interests at this time is impractical.

³ The debtor was unable to determine if these securities are held by more than 500 holders and listed these securities out of an abundance of caution.

3. Brief description of debtor's business:

Guaranty Financial Group Inc. is a unitary thrift holding company. Prior to the commencement of this Chapter 11 case, Guaranty Financial Group Inc. had numerous direct and indirect subsidiaries, including Guaranty Bank. Guaranty Bank conducts consumer and business banking activities through a network of over 150 bank branches located in Texas and California. On August 21, 2009, the Office of Thrift Supervision appointed the FDIC as Receiver for Guaranty Bank.

4. List the names of any person who directly or indirectly owns, controls, or holds, with power to vote, 5% or more of the voting securities of debtor:

TRT Financial Holdings (19.92%) Attn: Michael G. Smith 600 East Las Colinas Blvd. Suite 1900 Irving, Texas 76039

Icahn Associations Corporation (17.0%) Attn: Keith Meister & Marc Weitzen White Plains Plaza 445 Hamilton Avenue Suite 1210 White Plains, New York 10601

Highside Capital Partners (9.12%) Attn: H. Lee S. Hobson & Marc Vice 100 Crescent Court Suite 860 Dallas, Texas 75201

Greenlight Capital, Inc. (7.63%) Attn: Daniel Roitman 2 Grand Central Tower 140 E. 45th Street, 24th Floor New York, New York 10017

CERTIFICATE OF SECRETARY GUARANTY FINANCIAL GROUP INC.

The State of Texas

§ § § County of Dallas

I, Scott A. Almy, Secretary of Guaranty Financial Group Inc. (the "Company"), hereby certify that the following is a true and correct copy of the resolutions adopted by the Board of Directors of the Company on the 25th day of August, 2009, which resolutions have not been modified or rescinded and remain in full force and effect as of the date of this Certificate:

RESOLUTIONS CONCERNING BANKRUPTCY FILINGS

WHEREAS, that in the judgment of the Board of Directors of Guaranty Financial Group Inc., (the "Corporation"), it is desirable and in the best interest of the Corporation to cause to be filed petitions by the Corporation and its wholly-owned subsidiaries Guaranty Group Ventures Inc., Guaranty Holdings Inc. I, and Guaranty Group Capital Inc. (collectively, the "Subsidiaries") seeking relief under the provisions of chapter 11 of title 11, United States Code (the "Bankruptcy Code") on or after August 25, 2009.

NOW, THEREFORE, BE IT

Filing and Prosecution of Bankruptcy Case

RESOLVED, that it is desirable and in the best interest of the Corporation to authorize the Chief Executive Officer, the Chief Financial Officer and Treasurer, the Secretary and General Counsel, the Controller, (each, an "Authorized Officer") to cause to be filed petitions in the name of the Corporation and the Subsidiaries (the "Chapter 11 Petitions") seeking relief under the provisions of Chapter 11 of the Bankruptcy Code; and it is further

RESOLVED, that the Authorized Officers be, and each hereby is, authorized and directed to execute and verify the Chapter 11 Petitions and to cause the same to be filed in the United States Bankruptcy Court for the Northern District of Texas, Dallas Division (the "Bankruptcy Court"), in such form and at such time as such officer(s) shall determine; and it is further

RESOLVED, that the Authorized Officers be, and each hereby is, authorized to execute and file (or direct others to do so on behalf of the Corporation as provided herein) all necessary documents, including, without limitation, all petitions, affidavits, schedules, motions, lists, applications, pleadings and other papers, and in connection therewith, to employ and retain all assistance by legal counsel, accountants or other professionals and to take any and all action which they deem necessary and proper in connection with the Chapter 11 cases.

Employment of Professionals

RESOLVED, that the law firm of Haynes and Boone, LLP be, and hereby is, employed under general retainer as bankruptcy counsel for the Corporation and the Subsidiaries in the Chapter 11 cases, and the Authorized Officers of the Corporation are hereby authorized and directed to execute appropriate retention agreements substantially in the form previously submitted to the Board of Directors, pay appropriate retainers in substantially the amounts previously discussed by the Board of Directors prior to and immediately upon the filing of the Chapter 11 cases and cause to be filed appropriate applications for authority to retain the services of Haynes and Boone, LLP; and it is further

RESOLVED, that the accounting firm of Lain Faulkner, & Co. be, and hereby is, employed to assist in the liquidation and wrap up of the Company's business activities including the provision of a Chief Restructuring Officer, and the Authorized Officers of the Corporation are hereby authorized and directed to execute appropriate retention agreements, pay appropriate retainers and immediately upon the filing of the Chapter 11 cases cause to be filed appropriate applications for authority to retain the services of Lain Faulkner & Co; and it is further

RESOLVED, that the Authorized Officers of the Corporation be, and they hereby are, authorized and directed to employ any other firm as professionals or consultants to the Corporation and the Subsidiaries as are deemed necessary to represent and assist the Corporation and the Subsidiaries in carrying out their duties under the Bankruptcy Code and, in connection therewith, the Authorized Officers of the Corporation are hereby authorized and directed to execute appropriate retention agreements, pay appropriate retainers prior to and after the filing of the Chapter 11 cases and cause to be filed appropriate applications for authority to retain the services of such firm; and it is further

RESOLVED, that all acts lawfully done or actions lawfully taken by any Authorized Officer to seek relief under chapter 11 of the Bankruptcy Code or in connection with the Chapter 11 cases, or any matter related thereto, be, and hereby are, adopted, ratified, confirmed and approved in all respects as the acts and deeds of the Corporation; and it is further

General Authorizing Resolutions

RESOLVED, that the Authorized Officers be, and each of them, with full authority to act without the others, hereby is authorized and directed, in the name of and on behalf of the Corporation and the Subsidiaries, under the Corporation's or Subsidiaries' corporate seal or otherwise, to make, enter into, execute, deliver and file any and all other or further agreements, documents, certificates, materials and instruments, to disburse funds of the Corporation and Subsidiaries, to take or cause to be taken any and all other actions, and to incur all such fees and expenses as any such officer deems to be necessary, appropriate or advisable to carry out the purposes of the foregoing resolutions and the transactions contemplated thereunder and/or to successfully complete the Chapter 11 cases, the taking of any such action to constitute conclusive evidence of the exercise of such discretionary authority; and it is further

RESOLVED, that all authorized acts, transactions, or agreements undertaken prior to the adoption of these resolutions by any officer of the Corporation on behalf of the Corporation or the Subsidiaries in connection with the foregoing matters are hereby authorized, approved, ratified, confirmed and adopted as the acts of the Corporation; and it is further

RESOLVED, that the Authorized Officers be, and each of them hereby is, authorized, empowered and directed to certify and attest any documents or materials which they deem necessary, desirable or appropriate to consummate the transactions contemplated by the foregoing resolutions, without the necessity of the signature or attestation of any other officer or the affixing of any seal of the Corporation or the Subsidiaries; and it is further

RESOLVED, that effective immediately upon the election of a Chief Restructuring Officer, the Chief Restructuring Officer shall be an Authorized Officer for all purposes herein.

This Consent may be executed in one or more counterparts, each of which shall be deemed an original and all of which, together, shall constitute one consent. All of the foregoing resolutions shall be deemed adopted simultaneously.

Dated: August 25, 2009

Secretary